

[REDACTED]

vs.

Respondent.

SHAC No. H-2-15-007
HUD No. 04-15-0654-8

CONCILIATION AGREEMENT

WHEREAS, a verified complaint was filed on April 24, 2015 by Complainant against Respondent alleging a violation of the South Carolina Fair Housing Law and dual-filed with the United States Department of Housing and Urban Development (HUD) under the Federal Fair Housing Act, as amended.

I. CASE SYNOPSIS

The subject property is owned by Respondent Barnes Springs Road, LLC and managed by Respondent Alvin Roof and is multifamily units. The Complainant alleges that she is being charged a higher rental amount than the tenants who do not have children. The Complainant alleges that she is being denied reasonable accommodation requests she has made for her children who have disabilities.

The Complainant alleges that she is the only tenant living in the respondent's apartments who has children. She alleges that she is paying \$440 per month while the tenants who do not have children pay only \$400 a month.

The Complainant alleges that she reported to Respondent Alvin Roof that the mold and bat urine is exacerbating her children's disabilities. The Complainant alleges when she tries to have a discussion with the Respondent Roof about the unsanitary conditions that are having an adverse effect on her children's health, his response is to rub his hands together and say pay me my money. The Complainant alleges that the bat urine spots are getting larger and the respondent is not taking any measures to clean the bat urine or the mold. The Complainant alleges that she and her children have constantly been sick since she moved into this apartment. The complainant and her children are unable to enjoy their housing because of the unsanitary conditions resulting from disparate treatment.

The Complainant alleges that she has been afraid to report the unsanitary conditions because she was afraid that the respondent would evict her. The Complainant alleges that the tenants along with the former maintenance man prepared a list to report the bat urine. The Complainant alleges that on March 25, 2015, Respondent Roof came to her, asked her if her name was on the list; and if so, to remove it

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because there would be trouble.

Respondent denies having discriminated against Complainant, but agrees to settle the claims in the underlying action by entering into this Conciliation Agreement.

WHEREAS, the Commission and the parties hereto wish to reach a just resolution of the aforementioned dispute, and reach a full, equitable and final settlement of all matters arising out of the aforementioned complaint.

NOW, THEREFORE, the parties hereby agree and stipulate to the following:

II. GENERAL PROVISIONS

- A. The terms set forth herein are contractual and not merely a recital.
- B. The parties acknowledge that this Agreement is a full settlement of the disputed complaint. The parties hereto state that they have read and fully understand the significance of the terms set forth herein and have executed this compromise Conciliation Agreement freely and voluntarily. No party has been coerced, intimidated, threatened, or in any way forced to become a party to this Agreement.
- C. This conciliation agreement fully and completely resolves all issues arising out of SHAC Case #H-2-15-007/HUD Case #04-15-0654-8 through the effective date of this agreement. The Commission and the Charging Party will take no further legal action with respect to, and will not initiate any action pertaining to, the facts and events which led to the filing of the charge so long as the parties abide by the terms of this Conciliation Agreement.
- D. This Agreement, after it has been approved by the Commissioner of South Carolina Human Affairs Commission (SCHAC) is binding upon all Respondents, their employees, successors and all others in active concert with them in the ownership or operation of 2906 Schoolhouse Road Apartments.
- E. It is understood that, pursuant to Section 31-21-120 (D) of the South Carolina Code of Laws Fair Housing Law, upon approval of this Agreement by the Commissioner of SCHAC, it is a public document.
- F. This Agreement does not in any way limit or restrict SCHAC's authority to investigate any other complaint involving Respondents made pursuant to the Fair Housing Law, or any other law within SCHAC's jurisdiction.
- G. This Conciliation Agreement constitutes closure of the complaint at HUD and South Carolina Human Affairs Commission upon a determination that the Complainant(s) and Respondent(s) have complied with the terms of the Agreement.

III. PROVISIONS FOR THE PUBLIC INTEREST

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In order to assure that the public interest is protected, Respondent, without admitting to any violation of the South Carolina Fair Housing Law or Federal Fair Housing Act, agrees to continue to take such affirmative action as may be necessary to assure the elimination of discriminatory housing practices and the prevention of their occurrence in the future, including, but not limited to the following:

- A. Respondent agrees to comply with all Federal and State Housing Laws.
- B. Respondent agrees to consistently apply its standards for acceptance and rejection of housing applicants in an objective manner.
- C. Respondent agrees to allow any qualified person the right to purchase, rent, or occupy a dwelling regardless of race, color, religion, sex, handicap, familial status, or national origin.
- D. Respondent and Respondent's employees agree to attend Fair Housing training provided by the South Carolina Human Affairs Commission within six months from the date of the signed agreement.
- E. Provide the Commission with a written policy for the apartments in the Pinchurst Community. The policy must be approved by the Commission before it is implemented and provided to the residents.
- F. Notify the Commission regarding the official policy, giving the implementation and dissemination dates.

IV. RELIEF FOR COMPLAINANT

- A. The Respondents agree to pay the complainant \$160.00 before August 26, 2015.
- B. Respondent agrees that there shall be no discrimination or retaliation of any kind against Complainant or any person who assisted the Commission in the filing of this charge or in the investigation of this matter.

V. RELEASE BY COMPLAINANT

- A. Upon compliance with the terms of Paragraph IV through herein, Complainant agrees to release and forever discharge Respondent and Respondent's employees, agents, successors, insurers, and assigns from any and all claims which may be raised on account of the matters raised herein.

VI. BREACH OF CONCILIATED TERMS

- A. Nothing in this Agreement shall be construed to preclude the Commission and/or any aggrieved individual(s) from bringing suit to enforce this Agreement in the event that the Respondent fails to perform the promises and representations contained herein. Neither does it preclude the Commission from filing charges in the future concerning events occurring after the execution of this conciliation agreement. The Commission shall determine whether the Respondent has complied with the terms of this agreement. In the event that the Commission determines that the

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Respondent has not complied with the terms hereof, the Commission shall send written notice to the Respondent and the Respondent shall be given a reasonable time period to remedy such non-compliance.

- B. Complainant and Respondent agree that this Agreement may be used as evidence in a subsequent proceeding in which any of the parties allege a breach of this Agreement.

VII. REPORTING & RECORDKEEPING

Parties shall submit proof of compliance with the terms of this Agreement to:

South Carolina Human Affairs Commission
Fair Housing Division
Attention: Fair Housing Director
1026 Sumter Street, Suite 101
Columbia, SC 29201

The submitter of any documentation should include the SCHAC and HUD case numbers, which are as follows:

SHAC No. H-2-15-007
HUD No. 04-15-0654-8

VIII. COMMISSION REVIEW

- A. Subject to the provisions of Section 814 of the Fair Housing Act, as amended, 42 U. S. C. Section 3614, and in accordance with the provisions of State Regulations R. 65-225.G., the Commission may, from time to time, review compliance with this Conciliation Agreement, and, if necessary, recommend to the South Carolina Attorney General that a civil action be filed to seek the enforcement of any of the terms set forth herein.

IX. EFFECTIVE DATE

This agreement shall become effective on the date on which it is approved and signed by the Commissioner of the South Carolina Human Affairs Commission.

IN WITNESS WHEREOF, the parties have subscribed their names hereto on the day and date indicated.

herein.

IX. EFFECTIVE DATE

This agreement shall become effective on the date on which it is approved and signed by the Commissioner of the South Carolina Human Affairs Commission.

IN WITNESS WHEREOF, the parties have subscribed their names hereto on the day and date indicated

[Redacted Signature]

10-19-2015
(Date)

Alvin Roof, Respondent

9/25/15
(Date)

[Redacted Signature]

10-19-2015
(Date)

Approved on Behalf of the Commission

Raymond Buxton II, Commissioner

10-21-15
(Date)